

## WATER-FRONT STRUCTURES - PROCEDURES

### **I. General**

1. The control and regulation including but not restricted to Boat Docks, Boat Slips, Swim Docks, Wharfs, and other water-front structures including all materials are intended to maintain the aesthetics of Hot Springs Village.
2. Permits are required for all water-front structures.
3. Every water-front structure requires an electrical permit unless waived by Planning & Inspections Department.

### **II. General Requirements**

1. The Architectural Control Committee shall visit the site to approve the location of all water-front structures.
2. A current survey is required showing the location of the structure at the shoreline. (Scale 1 inch = 20 feet)
3. All information (application form, attachment, drawing, and survey) must be completed before permit will be issued.

### **III. Restrictions**

1. Only one water-front structure is permitted per lake front lot unless there is written authorization from ACC.
2. No water-front structures are allowed on common property.
3. Water-front structures must be twenty (20) feet from the side property lines. This dimension is determined by extending the property line out into the lake, maintaining the 20 feet all along this extended line (exception – boat slips).
4. **BOAT DOCK EXTENSION:** Boat docks can extend out into the lake a maximum of thirty (30) feet (28 feet of decking plus 2 feet of roof overhang) from the shoreline or seawall. Said boat dock shall not interfere with access to existing docks in the area.
5. **IN CONGESTED COVES:** All boat dock locations must be established with due consideration for present and future property owners, and as directed by the ACC. The maximum extension for boat docks, boat slips, and swim docks parallel to the shoreline is twenty (20) feet from the shoreline into the lake. In the case of restricted water, such as in coves, the maximum extension is 20 feet or 33.3% of the width of the water whichever is less. A minimum of twenty five (25) feet of water must be maintained, at all times, between boat docks on opposite shores. Any deviation from this dimension will require a request for a variance from the ACC. In order to maintain said clearances, it may be necessary to build a boat slip in lieu of a boat dock.
6. Boat slips can be cut into the shoreline and must maintain 15 feet from the side property lines. If the boat slip structure is extended into the lake beyond the shoreline the 15 feet dimension must be measured from property line extended out into the lake. Any deviation from the dimension will require a request for a variance from the ACC.

### **IV. Floating Boat Docks & Swim Docks**

1. The design of all floating boat docks must allow for the rise and fall of lake levels or draw downs.

2. The design of all new or modified floating boat or swim docks shall incorporate an encapsulated polyethylene shell or an approved equal.

Modifications are defined as follows:

- a. Any additions or changes to the existing dock size, configuration or location.
  - b. Any changes or repairs to the existing foam flotation system, including the dock structural elements attached to the system.
  - c. Any changes to or additions of roof coverings and their associated structural members.
  - d. Any changes to or additions of dock accessories, including manual or electrical boat lift systems.
  - e. Occurrence of visible deterioration and/or breaking up of the the existing foam flotation system which could result in environmental contamination of the lake.
3. If a boat dock is moved from one lot to another, the floatation must be replaced with an encapsulated polyethylene shell or an approved equal.

#### **V. Dock Roof Coverings**

1. Flat type decks for use as sun decks, party decks or any other occupancy over boat docks, boat slips, or swim docks are not permitted.
2. All roof coverings shall be of a shape, construction type and color and built of materials compatible with the natural environment of the area and in conformance with its residential character. Colored roofs shall be of earth tone colors (no shiny galvanized materials will be allowed).
3. The ACC shall determine if the submitted roof design meets the requirements set forth above.

#### **VI. Boat Docks in Townhouse areas**

1. In Townhouse areas, the ACC will allow one (1) boat dock for each townhouse unit that fronts on the lake. The ACC will determine whether the applicant has a lake front unit (where possible – consolidate into one dock with multiple slips).
2. Boat docks are to be located directly in front of the individual townhouse unit and kept, if possible, twenty (20) feet from the side property lines.
3. The owner of the townhouse unit is also the owner of the boat dock. The ownership of the boat dock passes with the transfer of ownership of the townhouse unit unless so specified in writing.

**VII. Disclaimer: No warranty is made or implied to any individual property owner that the actions of the ACC in the approval process to obtain a HSV Permit is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.**

2-4-82 A.C.C., Adopted 3-26-91 B.O.D., Revised 2-1-97 A.C.C., 1-4-99, Revised 11-4-99 A.C.C., Revised 4-20-00 A.C.C., ACC Revised 12/07/00, ACC Revised 5-3-01, Revised 4-19-02, Revised 7-18-02, Revised 10-2-03, Revised 2-2-06, Revised 8-7-08, B.O.D. 9-21-11

Date \_\_\_\_\_



Hot Springs Village  
Property Owners' Association  
895 DeSoto Boulevard, Hot Springs Village, AR 71909  
Phone: 501.922.5562 Fax 501-922-5035 [www.hsvpoa.org](http://www.hsvpoa.org)

**PERMIT APPLICATION**

TYPE OF PERMIT \_\_\_\_\_ PERMIT FEE \_\_\_\_\_

PROPERTY OWNER NAME \_\_\_\_\_

ADDRESS (include city, state, zip) \_\_\_\_\_

TELEPHONE(S) \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_

NOTE: This application must be signed by owner

DATE

CONTRACTOR NAME \_\_\_\_\_

ADDRESS (include city, state, zip) \_\_\_\_\_

CONTRACTOR LICENSE # \_\_\_\_\_ Expiration Date \_\_\_\_\_

CONTRACTOR PHONE NUMBER(S) \_\_\_\_\_

CONTRACTOR SIGNATURE \_\_\_\_\_

NOTE: This application must be signed by contractor

DATE

\_\_\_\_\_

LOT	BLOCK	SUBDIVISION
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LOCATION ADDRESS \_\_\_\_\_

SCOPE OF WORK \_\_\_\_\_

\_\_\_\_\_

**PERMIT FEES**

Alteration & Addit	\$40	Boat Dock	\$75
Heated Sq. Footage Added	\$.30/sq. ft _____	Fence	\$40
Electrical	\$40	Landscaping	\$40
Plumbing	\$40	Propane tank	\$40
HVAC	\$40	Seawall	\$85
Commercial HVAC	2% of total job	Sign	\$40
Storage Building	\$40	Tree Cutting	\$40
Re-Filing Fee	\$50		

**NOTE: THIS PERMIT IS GOOD FOR (6) SIX MONTHS FROM DATE OF ISSUANCE. THERE WILL BE A RE-FILING FEE FOR EXPIRED PERMITS.**

**CONTRACTOR INFORMATION**

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Electrician's Name	License #	Expires
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Electrician's Address (city, state, zip)	Phone
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Master Plumber's Name	License #	Expires
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Master Plumber's Address (city, state, zip)	Phone
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HVAC Name	License #	Expires
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HVAC Address (city, state, zip)	Phone
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